

## \$459,900 - 6 10240 90 Street, Edmonton

MLS® #E4457006

**\$459,900**

3 Bedroom, 3.50 Bathroom, 2,046 sqft

Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

~ STUNNING 3 STOREY TOWNHOUSE in RIVERDALE ~ 3 BEDROOMS, 3.5 BATHS ~ DOUBLE ATTACHED TANDEM GARAGE ~ CENTRAL AIR CONDITIONING ~ ABSOLUTELY MINT CONDITION FROM TOP TO BOTTOM ~ ROOF TOP PATIO ~ Check out this amazing townhouse located just a few blocks to the river valley and downtown Edmonton. The home has been exceptionally maintained and features new paint and carpet, New Furnace (2023), New Hot Water Tank (2022), and a new central vacuum (2023). The unit is bright and open and has a balcony off of the main floor living room, lots of kitchen cabinetry, granite countertops, STAINLESS STEEL APPLIANCES, large pantry and formal dining area. On the second floor there are 2 huge bedrooms and 2 full baths. The top floor has a large loft area which could be used as a third bedroom, office or a bonus room/family room, plus there is a roof top patio and full bath as well. The garage easily holds 2 cars. The location is second to none, close to Golf, Downtown and the River Valley.

Built in 2007

### Essential Information

MLS® # E4457006

Price \$459,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,046
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	6 10240 90 Street
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1S1

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Television Connection, Vinyl Windows, Rooftop Deck/Patio
Parking Spaces	3
Parking	Double Garage Attached, Tandem

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided
Stories	4
Has Basement	Yes
Basement	Partial, Finished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Flat Site, Golf Nearby, Hillside, Landscaped, No Through Road, Not Fenced, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 10th, 2025
Days on Market	1
Zoning	Zone 13
Condo Fee	\$597

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